

Draft Planning Principles for Midtown-St. Albans

The Planning Principles act as a foundation for the process moving forward, and they draw upon public feedback from the workshops and survey and the discovery process. They are separated into five general themes to guide discussion.



Healthy, Safe, and Reliable Transportation

- Ensure all Midtown destinations can be reached safely and comfortably by walking.
- Improve travel time reliability for cars and transit vehicles, with a focus on improved technology, demand management, and a better-connected street network.
- Provide more desirable options for travel within the area, including improved transit service and facilities.
- Ensure safe traffic speeds, both on major roads and on neighborhood streets.



Residential Neighborhoods and Housing Choices

- Respect the existing scale of housing in residential neighborhoods.
- Ensure a range of housing options exists for residents at various phases of life and at a range of income levels.



Midtown Green and Blue: Parks, Trees, and Stormwater

- Blue: Improve stormwater infrastructure and incorporate it into a connected natural space network, including greenways and parks.
- Blue: Explore opportunities to create distinct places focused on water and natural spaces.
- Green: Retain and enhance street trees and functional green spaces to improve the appearance of the area, provide greenway connections, and provide stormwater benefits.



Midtown Works: Innovation and Opportunity

- Support the transformation of aging or outdated uses to supply new and anticipated employment and housing needs.
- Encourage innovation and entrepreneurship through land use and other policies and programs.



Aesthetics: Beautiful Midtown

- Create attractive streetscapes and ensure the design of new development enhances the feel and appearance of streets and other public spaces.
- Ensure adequate transitions in building heights where a high-density or mixed-use area is adjacent to existing residential neighborhoods.